087.0	0005	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,300 /	736,300
					USE VALUE:	736,300 /	736,300
					ASSESSED:	736,300 /	736,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANANOS WILLIAM J
Owner 2:	
Owner 3:	
Street 1:	30 RICHFIELD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,594 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 1674 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5594.000	321,400	3,400	411,500	736,300
Total Card	0.128	321,400	3,400	411,500	736,300
Total Parcel	0.128	321,400	3,400	411,500	736,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.84 | /Parcel: 439.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 55246
GIS Ref:
GIS Ref:
Insp Date: 01/10/09

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,500	3400	5,594.	411,500	736,400	736,400	Year End Roll	12/18/2019
2019	101	FV	253,800	3400	5,594.	382,100	639,300	639,300	Year End Roll	1/3/2019
2018	101	FV	253,800	3400	5,594.	382,100	639,300	639,300	Year End Roll	12/20/2017
2017	101	FV	253,800	3400	5,594.	335,100	592,300	592,300	Year End Roll	1/3/2017
2016	101	FV	253,800	3400	5,594.	305,700	562,900	562,900	Year End	1/4/2016
2015	101	FV	247,700	3400	5,594.	270,400	521,500	521,500	Year End Roll	12/11/2014
2014	101	FV	247,700	3400	5,594.	255,700	506,800	506,800	Year End Roll	12/16/2013
2013	101	FV	247,700	3400	5,594.	243,400	494,500	494,500		12/13/2012

!7102!

PRINT

Date	Time
12/10/20	21:46:46

LAST REV

Date	Time
10/03/19	16:11:46
mmcmakin	
7102	

USER DEFINED

Prior Id # 1:	55246
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERRIER RICHARD	27855-563		11/7/1997		293,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2015	1343	Re-Roof	8,000		9/16/2015			Strip and re-roof.
8/3/2006	645	Manual	10,000	C		G8	GR FY08	replace porch inst
4/12/2006	258	Wood Dec	30,000	C		G7	GR FY07	REPL DECK & SIDING
7/23/2002	586	New Wind	8,500	C				16 NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
1/10/2009	Meas/Inspect	336	PATRIOT
10/26/2000	Hearing N/C	189	PATRIOT
4/4/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5594		Sq. Ft.	Site		0	70.	1.05	12									411,472						411,500	

Total AC/HA: 0.12842 | Total SF/SM: 5594 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 411,472 | Spl Credit | Total: 411,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27724004
Const Adj.:	0.98990101
Adj $ / SQ:	158.043
Other Features:	84800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436670
Depreciation:	115281
Depreciated Total:	321389

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

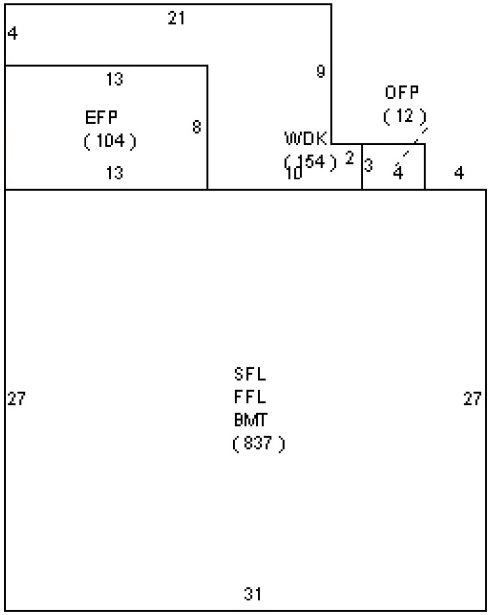
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.85
Special Features:	0	Val/Su Net:	115.57
Final Total:	321400	Val/Su SzAd	192.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	837	47.410	39,685
FFL	First Floor	837	158.040	132,282
SFL	Second Floor	837	158.040	132,282
WDK	Deck	154	12.370	1,905
EFP	Enclos Porch	104	52.860	5,498
OFP	Open Porch	12	43.560	523

Net Sketched Area:	2,781			Total:	312,175
Size Ad	1674	Gross Are	2781	FinArea	1674

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1950	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc